

1 ELM STREET DEVELOPMENT,  
2 PETITIONER  
3 CASE NO.: ZB-1116M

\* BEFORE THE  
\* PLANNING BOARD OF  
\* HOWARD COUNTY, MARYLAND

4 \* \* \* \* \*

5 MOTION: *To recommend approval of the petition to rezone 34.97 acres from CAC-CLI, B-1,*  
6 *and R-12 to CEF-R for a 408-unit residential development consisting of 281 multi-*  
7 *family dwellings and 127 townhouses, with the conditions recommended by the*  
8 *Department of Planning and Zoning.*

9 ACTION: *Recommended approval; Vote 4-0.*

10 \* \* \* \* \*

11 RECOMMENDATION

12 On January 25, 2018, the Planning Board of Howard County, Maryland, considered the petition of  
13 Elm Street Development for a Zoning Map Amendment to rezone 34.97 acres from CAC-CLI (Corridor  
14 Activity Center – Continuing Light Industrial), B-1 (Business: Local), and R-12 (Residential: Single) to CEF-  
15 R (Community Enhancement Floating – Residential) for a 408-unit residential development consisting of 281  
16 multi-family dwellings and 127 townhouses.

17 The Planning Board considered the petition, the Department of Planning and Zoning Technical Staff  
18 Report and Recommendation, and the comments of reviewing agencies. DPZ recommended approval of the  
19 petition, citing that the petition complies with the approval criteria for CEF Districts, and with the applicable  
20 General Plan policies.

21 Bill Erskine, Jason Van Kirk, and Kevin Foster represented the Petitioner. Mr. Van Kirk gave a  
22 detailed presentation regarding the current underutilized condition of the property and its numerous  
23 environmental constraints. He noted that the Petitioner will be applying to the Maryland Department of the  
24 Environment for approval to conduct a stated monitored clean-up program. Additionally, he described the  
25 proposed development and explained how it complies with the CEF District criteria.

26 Emmett Voelkel testified that he was the developer of the Belmont Station CAC development to the  
27 west of the subject property, and that he was never notified about the petition. He expressed concern about the  
28 traffic that will be generated by the development. Victor Gardner also testified in opposition. He stated that he  
29 is a resident the Harwood Park neighborhood to the south has concerns about the impact the development on  
30 schools, roads, and traffic.

31 Board Discussion and Recommendation

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33 In work session, the Planning Board stated that the proposal is a major improvement to the Route 1  
34 Corridor. The Board noted that traffic will be addressed during the Site Development Plan review process and

1 improvements to Route 1 are under the purview of the State Highway Administration. The Board concluded  
2 that the petition complies with the CEF District approval criteria, and Board members commended the  
3 Petitioner for putting a considerable amount of thought into the proposal.

4 Ms. Adler made the motion to recommend approval of the petition according to the Department of  
5 Planning and Zoning recommendation. Mr. McAliley seconded the motion. The motion passed by a vote of 4  
6 to 0.

7 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 25th day of  
8 ~~February~~ <sup>March</sup> 2018, recommends that Zoning Board Case No. ZB-1116M, as described above, be APPROVED,  
9 with the following conditions:

- 10 1. The Site Development Plan shall comply with the Design Advisory Panel's recommendations as  
11 determined by the Director of Planning and Zoning.
- 12 2. Improvements/enhancements requested by the Department of Recreation and Parks and Office of  
13 Transportation shall be included to the extent possible.

14  
15 HOWARD COUNTY PLANNING BOARD

16 Phillips Engelke *LRB*  
17 Phillips Engelke, Chair

18 Absent

19 Erica Roberts  
Erica Roberts, Vice-chair

20 Delphine Adler  
21 Delphine Adler

22 Ed Coleman  
23 Ed Coleman

24 Kevin McAliley  
25 Kevin McAliley

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28  
29 ATTEST:

30 Valdis Lazdins  
31 Valdis Lazdins, Executive Secretary  
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